

✓ 2 Overton Court  
Greenville, S.C.

TITLE TO REAL ESTATE Prepared by DAVIS & FARR, Attorneys at Law, 210 West Stone Ave., Greenville, S.C. 29609

STATE OF SOUTH CAROLINA } GREENVILLE CO. S.C.  
COUNTY OF GREENVILLE } 1 10 28 1976

VOL 1045 PAGE 424

KNOWN ALL MEN BY THESE PRESENTS, that JAMES C. EDWARDS, James C. Edwards  
H.H.O.

in consideration of Fourteen Thousand Five Dollars and thirty-one cents ~~Dollars~~  
(\$14,005.31) plus assumption of mortgage as noted below  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and  
release unto Frank E. Poole, Jr. and Elizabeth D. Poole, their heirs and assigns forever

ALL that lot of land situate on the western side of Overton Court in the County of Green-  
ville, State of South Carolina, being shown as Lot No. 84 on a plat of Cedarvale Sub-  
division, Section 2, dated December 10, 1969 by Piedmont Engineers and Architects  
recorded in the RMC Office for said county in Plat Book FFFF, Page 12 and having  
according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Overton Court at the joint front corner  
of Lots 83 and 84 and running thence with Lot 83, N. 69-58 W. 165 feet to an iron pin at  
the joint rear corner of Lots 83 and 84; thence with Lot 85, N. 20-02 E. 100 feet to an  
iron pin at the joint rear corner of Lots 84 and 85; thence with Lots 74 and 75, S. 69-58  
E. 165 feet to an iron pin on the western side of Overton Court; thence with said Court,  
S. 20-02 W. 100 feet to the point of beginning.

THIS property is conveyed subject to a sewer right-of-way and a ten foot drainage and  
utility easement as shown on the aforementioned plat and all other easements, restric-  
tions, and rights-of-way of record including those restrictions recorded in the RMC  
Office for Greenville County in Deed Book 885, Page 158.

DERIVATION: This is the same property conveyed to grantor herein on July 29, 1971 by  
deed of W. N. Leslie, Inc. and said deed having been recorded on August 24, 1971 in the  
RMC Office for Greenville County in Deed Book 923 at Page 387.

AS a part of the consideration for this conveyance, the grantees herein expressly agree  
to assume and pay that certain mortgage given to Woodruff Federal Savings and Loan of  
Woodruff, South Carolina, in the original amount of \$20,700.00 recorded in the RMC  
Office for Greenville County in Mortgage Book 1203, at Page 654, said mortgage having  
a current principal balance of \$18,944.69.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or  
appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs, successors  
and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administra-  
tors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns  
against the grantor(s) and the grantor's(s') heirs, successors and assigns and against every person whomsoever lawfully claiming or to  
claim the same or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 1st day of November, 1976

SIGNED, sealed and delivered in the presence of:

Clyde N. Davis  
C. Tommy McIntyre

James C. Edwards (SEAL)  
(James C. Edwards) (SEAL)

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named  
grantor(s) sign, seal and as the grantor's(s') act and deed deliver the within deed and that (s)he, with other witness subscribed above  
witnessed the execution thereof.

SWORN to before me this 1st day of November, 1976

Clyde N. Davis (SEAL)  
Notary Public for South Carolina  
My commission expires: 1-28-86

C. Tommy McIntyre

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the  
undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and  
separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whom-  
soever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs, successors and assigns, all her interest  
and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this  
1st day of November, 1976  
Clyde N. Davis (SEAL)  
Notary Public for South Carolina  
My commission expires: 1-28-86

Marilyn C. Edwards

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_

19\_\_\_\_ at \_\_\_\_\_ M, No. \_\_\_\_\_  
(CONTINUED ON NEXT PAGE)

9869

250 AS

1045 424

4328 (V.2)